



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
DECEMBER 10, 2019
9:00 A.M.**

Staff Present:

Christina Chaney, Administrative Assistant
Morgan Dunn, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Yvette Ketor, administrative Assistant
Yvette Cross-Spencer, Administrative Assistant
Victoria Mack, Administrative Assistant
Tasha Williams, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Mario Carrasquel, Building Inspector
Alejandro DelRio, Building Inspector
Leonardo Martinez, Building Inspector
Jorge Martinez, Building Inspector
Robert Masula, Building Inspector
Jose Saragusti, Building Inspector

Respondents and witnesses

CE19080530: Amber Venzal, property manager
CE19080545: Ricky Llanes, property manager
CE19071725: Essie Barr, owner; Sherri Barr, owner's daughter; Quintin Williamson, owner's grandson
CE18091003: Shirley Ann Williams, owner
CE17020081: Courtney Crush, attorney
CE19040678: Ilan Ben Shimon, representative
CE19041462: Semyon Tabakhman, owner
CE19031267: Cynthia Spencer, owner; William Spencer, owner
CE19050144: Marc St. Vil Abidias, owner's son
CE19051749: Todd Long, contractor
CE19012245: Steve Goddard, owner
CE19040571: Leola Mayo Harrell, owner
CE19071750: Nelson Echerri, director
CE14091511; CE15072434: Alisha Bombani
CE18040834; CE17121354: Julie Hynds, representative
CE17082614: Tammy Stern, representative
CE18100785: Aaron Hassinger, owner
CE18111851: Steven David, manager
CE18100085: Yoav Benji, representative
CE12120793: Dawson Johnson, owner's son
CE12120625: Joe Kravich owner; Ester Yardeny, representative
CE18021868: Charles Faassen, owner; Roland Faassen, owner
CE12050764; CE14051458: Cicerone Tienna, manager; Wilson Jimenez, witness
CE19020647: Matius Cardoso, owner
CE17121272: Jill Gold, attorney
CE11121791: Robert White, owner; Mary Ernest, attorney
CE19020256: Sandra Cortes, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

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The meeting was called to order at 9:00 A.M.

Case: CE19040571

3515 SW 12 CT
MAYO, LEOLA E

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, recommended a 42-day extension.

Leola Mayo, owner, agreed with the extension.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE17020081

632 INTRACOASTAL DR
MCMANUS, THOMAS B JR & JENNA

This case was first heard on 6/1/17 to comply by 7/20/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,100 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, confirmed the property was in compliance. He recommended reducing the fines to \$1,275 to cover administrative costs.

Courtney Crush, attorney, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$1,275 for the time the property was out of compliance.

Case: CE19051749

3000 HOLIDAY DR, # 302
RANKIN, REBECCA J

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 10070396 MACRPLL APT
302/303 REPLACE 2.5 TON FHP

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19031267

1412 NW 15 TER
SPENCER, WILLIAM & CYNTHIA

This case was first heard on 7/11/19 to comply by 10/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, recommended a 42-day extension.

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Cynthia Spencer, owner, said they needed 90 days because she and her husband were disabled. Inspector Martinez did not object.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE19041462

1151 N FTL BEACH BLVD, # 3C
S & R TABAKHMAN PROPERTIES LLC

This case was first heard on 9/10/17 to comply by 10/22/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,150 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended no fine be imposed.

Semyon Tabakhman, owner, agreed.

Ms. Flynn imposed no fine.

Case: CE18091003

611 SW 29 TER
WILLIAMS, SHIRLEY ANN

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 17052270 BFENCEW SF
IRON FENCE 158 X 6 FT WITH 3 GATES

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Shirley Ann Williams, owner, said she could not afford the permit now and requested six months. Inspector DelRio stated Ms. Williams could remove the gate instead of permitting it but Ms. Williams said this would cost as much as pulling a permit.

Ms. Flynn Found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

Case: CE19080530

331 SW 27 AVE
BATMASIAN, JAMES H & MARTA
% INVESTMENTS LIMITED

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

Jose Saragusti, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 19011702 MACRPLL A/C
CHANGE OUT

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Amber Venzal, property manager, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

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Case: CE19071725

515 NW 7 TER

BARR, ESSIE MAE

SMITH, EDWARD H EST ET AL.

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18103008 BPAVENGISF NOT

ATF: GRAVEL DRIVEWAY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Quintin Williamson, the owner's grandson, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19040678

1106 NW 7 ST

LEVINTIN REAL ESTATE LLC

This case was first heard on 8/13/19 to comply by 9/24/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, confirmed the property was not in compliance.

Ilan Ben Shimon, representative, said he had taken over the property six weeks ago. He was aware of the violation and requested 60 days to address it.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE19050144

1424 NE 1 AVE

ROCHE, ELITAINE

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, recommended a 42-day extension.

Marc St. Vil Abidias, the owner's son, requested 45 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

Case: CE19071750

6701 NW 12 AVE

6701 HOLDINGS LLC

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

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Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18011551 MACRPLL AC
CHANGE OUT

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Nelson Echerri, director, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19012245

3015 N OCEAN BLVD, # 15F

GODDARD, STEVEN E & OLGA V

This case was first heard on 5/14/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended no fine be imposed.

Steve Goddard, owner, agreed.

Ms. Flynn imposed no fine.

Case: CE19061590

1721 SE 17 ST

WILSON HARBOR BEACH LLC

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

25-100(A)

INSTALLATION OF A MONUMENT SIGN ON THE RIGHT-OF-WAY WITHOUT
OBTAINING AN ENGINEERING PERMIT.

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE19071758

900 NE 3 AVE

IHL PROPERTIES LLC

% MATTHEW J BROCK

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18102026 BSIGNWAL-E
INSTALL LED SIGN 59 SF,BUILDERS BARGAIN

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Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE18032427

2451 NE 51 ST

MAYBURY MANSIONS ASSN INC.

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 17020418 PLAWNSPRIN
IRRIGATION SYSTEM RENOVATION

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19061196

6229 BAY CLUB DR, # 6229-2

BAUMGARTEN, MITCHELL A

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 15011519 MACRPLL #2-2
AC CHANGE OUT 2 TON SPLIT SYSTEM

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19071745

602 SW 12 AVE

FORNEY RIVERSIDE LLC

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18102790 BROOFRPL602 SW
12 AVEFORNEY RIVERSIDE LLCREROOF FLAT 1600 SQ FT

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

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Case: CE19061393

741 INDIANA AVE
COOPER, DIONNE ROSE

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 11020709 BALTR1M ATF
BATHROOM REMODEL

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19071743

5921 NE 18 AVE
PERAZZELLI, ANTONIO; PERAZZELLI, ELOI

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18102759 PPIPINGREP
REPLACE AND REROUTE FAILED CAST IRON DRAIN SYSTEM

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19071740

5345 NW 35 AVE
EXECUTIVE PLAZA PROPERTIES

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

Jose Saragusti, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18102089 ELV-ACCESS
INSTALL ACCESS CONTROL EQUIPMENT

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19071742

5597 NE 33 AVE
COASTAL HOMES LLC

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

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Jose Saragusti, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18080499 BDEMOM TOTAL
DEMOLITION OF SFR 3689 SF

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19071754

701 NE 16 AVE, # 04

225 IOWA LLC

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18110955 BKITCAB #4
KITCHEN AND BATH ALTERATIONS

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19080282

1006 SW 22 ST

INDE, ALFRED A

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 19010401 BROOFRPLS
REROOF SHINGLE AND FLAT 1800 SF

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19071706

4860 NW 10 AVE

MURPHY, CLARE

Service was via posting at the property on 11/27/19 and at City Hall on 11/26/19.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 17100225 BADDR1M
ADDITION AND REPAIR FIRE DAMAGED DRYWALL & ELEC

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Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

C Case: CE19071716

504 NE 13 ST

500 NE 13TH ST LLC

Service was via posting at the property on 11/26/19 and at City Hall on 11/26/19.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 17060501 BALTCSM

RENOVATION OF RETAIL SPACE, PREPARE AS VANILLA BOX

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE18120266

730 ALABAMA AVE

FILES, ROSETTA

This case was first heard on 4/9/19 to comply by 5/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,550 fine, which would continue to accrue until the property was in compliance.

Case: CE19030572

3000 E SUNRISE BLVD, # 3B

LALWANI, MONTY N

LALWANI, NARAIN S & ASHA N

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: CE19040121

2610 SW 14 AVE

MARINA MILE ALF LLC

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

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Case: CE19041276

1 N FTL BEACH BLVD 2003

SNYDER, CHARLES B CHARLES B SNYDER R

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, recommended a 14-day extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE19041567

1236 NE 12 AVE

JEVRIC, BLAGOJE & VIDOSAVA

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: CE19041838

1416 NW 8 AVE

AMERICAN REAL ESTATE

STRATEGIES FUND LP

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: CE11100669

733 NW 6 ST

REGAL DEVELOPMENT INC

This was a request to vacate the Order dated 4/18/13.

Ms. Flynn vacated the Order dated 4/18/13.

Lien Reduction Hearings

Case: CE12120625

942 NW 13 ST

KRAVICH, JOE & RANT

MALMAZADA, SAMUEL

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$54,250 and City administrative costs totaled \$2,788. The applicant had offered \$1,000 and the City was requesting \$5,000.

Joe Kravich, owner, said they had worked for three years to comply. Their engineer had delayed the process.

Ester Yardeny, representative, said they had submitted nine revisions to the plans.

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Mr. Kravich stated they had not received notices of hearings until three months ago and did not know there were violations. He said they had spent almost \$300,000 on the property.

Ms. Flynn reduced the lien amount to \$4,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18021868

1049 W COMMERCIAL BLVD
FAASSEN HOLDINGS FLA LLC

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$96,750 and City administrative costs totaled \$1,114. The applicant had offered \$1,114 and the City was requesting \$15,000.

Charles Faassen, owner, said they had worked with a general contractor from whom they were still trying to recover money because they had given the contractor \$30,000 and he had done no work. The contractor had misrepresented what could be done on the lot. They had eventually returned the lot to its prior condition.

Ms. Flynn reduced the lien amount to \$4,200 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17121272

1616 SE 2 CT
M&B HOME PROPERTY INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 11/25/19. Morgan Dunn, Presenter, testified that the lien amount was \$13,850 and City administrative costs totaled \$258. The applicant had offered \$500 and the City was requesting \$13,850.

Jill Gold, attorney, said the bank had foreclosed on the property and their time of non-compliance while owning the property was approximately 80 days. She said the new owner had demolished the property and she needed to close out that permit.

Ms. Flynn reduced the lien amount to \$10,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19020647

1465 NE 53 ST
CARDOSO REALTY INVESTMENT 29 LLC

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$23,500 and City administrative costs totaled \$258. The applicant had offered \$100 and the City was requesting \$10,000.

Matius Cardoso, owner, said he had put the property up for rent on Airbnb in February 2019 and taken the listing down in May and moved in because he could not afford it. He stated he had begun the certification process, but the property had never actually been rented as a vacation rental.

Ms. Flynn reduced the lien amount to \$1,200 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18100785

709 SE 22 ST
HASSINGER, AARON

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount

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was \$6,250 and City administrative costs totaled \$258. The applicant had offered \$1.00 and the City was requesting \$6,250.

Aaron Hassinger, owner, confirmed that this lien had been held in escrow when the property was sold recently. He said he had purchased this property as his primary residence with an FHA loan. His insurance had been cancelled for a substandard roof and he was put in issued force place insurance. Mr. Hassinger had taken out a loan to repair the roof and make other renovations. He stated he had not been aware of violations when he purchased the property.

Ms. Flynn reduced the lien amount to \$4,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18100085

830 NW 19 TER

GILLERS IN TOWN LLC

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$20,400 and City administrative costs totaled \$718. The applicant had offered \$600 and the City was requesting \$3,000.

Yoav Benji, representative, said this was an empty lot and the owner lived in Israel. The former property manager had not acted to comply the violations, but Mr. Benji did when he took over responsibility for the property.

Ms. Flynn reduced the lien amount to \$3,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19020256

3120 SW 21 ST

CORTES, SANDRA P

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$3,900 and City administrative costs totaled \$580. The applicant had offered \$390 and the City was requesting \$970.

Sandra Cortes, owner, agreed.

Ms. Flynn reduced the lien amount to \$970 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE11121791

2800 NE 30 ST

WHITE, ROBERT L

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$458,250 and City administrative costs totaled \$166. The applicant had offered \$1,200 and the City was requesting \$5,000.

Mary Ernest, attorney, said the notices had been received by just one owner, who was foreclosed out of his property and the other owners were not aware of the violations.

Ms. Flynn reduced the lien amount to \$5,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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The following two cases for the same owner were heard together:

Case: CE15072434

17 S FTL BEACH BLVD

THOR GALLERY AT BEACH PLACE LLC

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$46,450 and City administrative costs totaled \$341. Total Lien amount for both cases: \$98,750; Total administrative costs: \$553. The applicant had offered \$9,878 for both cases and the City was requesting \$9,878 for each case.

Alisha Bombani said tenants had pulled permits and never closed them, unbeknownst to the owner. When the owner hired a new management company, they had discovered the violations and acted to comply them.

Ms. Hasan stated not all violations appeared to be related to tenants, specifically those related to fire doors and smoke detectors. Considering the violations and the period of time, she felt the City's request was reasonable.

Ms. Flynn reduced the lien amount to \$9,878 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14091511

17 S FT LAUD BEACH BLVD # 216

THOR GALLERY AT BEACH PLACE LLC

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$52,300 and City administrative costs totaled \$212. The applicant had offered \$9,878 for both cases and the City was requesting \$9,878 for each case.

Ms. Flynn reduced the lien amount to \$9,878 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18040834

340 LONG ISLAND AVE

SRP SUB LLC

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$15,600 and City administrative costs totaled \$580. The applicant had offered \$1,560 and the City was requesting \$15,600.

Julie Hynds, representative, said they had received the first notice on June 5 and three residents had been notified that day to comply the violations by June 19. She stated the notice indicated that the violations must be complied by July 1 or a fine of \$300 per day. They had received the final order on July 5 but fines had already begun on July 1. The resident had not responded and Ms. Hynds learned they were running a construction company out of the property. The resident had begun corrections on August 2. Ms. Flynn pointed out that there were items that a landlord could address but Ms. Hynds stated they had waited for the resident to remove the heavy vehicles from the property so they could address the ground cover and irrigation. Ms. Flynn noted it was the property owner's responsibility to address the violations.

Ms. Flynn reduced the lien amount to \$12,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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Case: CE17121354

1621 NW 2 AV

AHARON ZEGMAN LLC

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$23,700 and City administrative costs totaled \$948. The applicant had offered \$2,300 and the City was requesting \$3,248.

Julie Hynds, representative, agreed to the City's request.

Ms. Flynn reduced the lien amount to \$3,248 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18111851

717-719 SE 16 ST

RAMADHAR LLC

%FLORIDA PROF PROPERTY MGMT INC.

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$21,300 and City administrative costs totaled \$902. The applicant had offered \$1,000 and the City was requesting \$8,000.

Steven David, manager, said the notices had been sent to the previous management company. Once they were aware of the violations, they had acted to comply. He stated they now had an ongoing maintenance program with two inspections per week. He said the property would continue to be in compliance. He admitted the violations and requested an additional reduction.

Ms. Flynn reduced the lien amount to \$5,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17082614

510 LONG ISLAND AVE

W RANCH CORPORATION

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$19,050 and City administrative costs totaled \$304. The applicant had offered \$1,000 and the City was requesting \$2,500.

Tammy Stern, representative, said a tenant had not given her the notices. When she received notice, she had corrected the violations as quickly as possible.

Ms. Flynn reduced the lien amount to \$2,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12120793

880 SE 12 ST

JOHNSON, BEVERLY A

Notice was mailed to the owner via first class mail on 11/26/19. Morgan Dunn, Presenter, testified that the lien amount was \$456,600 and City administrative costs totaled \$442. The applicant had offered \$1,212 and the City was requesting \$5,000.

Dawson Johnson, the owner's son, said his mother had been incarcerated, taken into psychiatric care under the Baker Act and suffered a stroke. When she received the notices, she had paid a contractor but had problems with him. This had put her in a deep depression and she had not told anyone. Once Mr. Johnson was aware of the violations he had addressed them.

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Ms. Flynn reduced the lien amount to \$442 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

Case: CE12050764

1132 NW 2 ST
SWEET, LILIAN

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$154,000 and City administrative costs totaled \$350. Total liens for both cases: \$186,000 total administrative costs: \$1,105. The applicant had offered \$800 and the City was requesting \$800.

Cicerone Tienna, manager, agreed.

Ms. Flynn reduced the lien amount to \$800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14051458

1132 NW 2 ST
SWEET, LILIAN

Notice was mailed to the owner via first class mail on 11/22/19. Morgan Dunn, Presenter, testified that the lien amount was \$32,000 and City administrative costs totaled \$755. The applicant had offered \$200 and the City was requesting \$200.

Ms. Flynn reduced the lien amount to \$200 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Complied, Closed, Withdrawn and Rescheduled Cases

Ms. Flynn accepted page 13 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19080545 CE19060189 CE19012290 CE19080327

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:


None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15060844

There being no further business, the hearing was adjourned at 10:54 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate